

STATE OF OKLAHOMA
DEPARTMENT OF SECURITIES
204 NORTH ROBINSON AVENUE, SUITE 400
OKLAHOMA CITY, OKLAHOMA 73102



In the Matter of:

Modern Investments Group, LLC, and
Daniel J. Coffey, an individual,

Respondents.

ODS File No. 23-250

FINAL ORDER TO CEASE AND DESIST

The Administrator of the Oklahoma Department of Securities (“Administrator” and “Department”) issues this Order against Modern Investments Group, LLC, and Daniel J. Coffey (“Coffey”) (collectively, “Respondents”), pursuant to §1-604 of the Oklahoma Uniform Securities Act of 2004 (“Act”), Okla. Stat. tit. 71, §§ 1-101 through 1-701 (2023). This Order is issued after Respondents received notice and opportunity for hearing through personal service and service upon the Administrator and failed to respond. For purposes of this Order, the Administrator adopts the following Findings of Fact and Conclusions of Law.

Findings of Fact

1. Modern Investments Group, LLC is an Oklahoma limited liability company that is purported to be in the business of purchasing rental contracts on properties and converting them into Airbnb rentals. Modern Investments Group, LLC, or the securities thereof, is not, and has never been, registered under the Act in any capacity.
2. Coffey is a resident of Yukon, Oklahoma, and is the registered agent of Modern Investments Group, LLC, and is not, and has never been, registered under the Act in any capacity.
3. On September 7, 2022, Modern Investments Group, LLC, and Investor A entered into a so-called “Loan Agreement” for the principal sum of \$250,000. The Loan Agreement was offered to Investor A and executed by Coffey on behalf of Modern Investments Group, LLC. The funds were wired by Investor A into Coffey’s personal bank account.
4. The Loan Agreement provides that Investor A is to receive a flat rate of \$19,450 per month as a “revenue payment”. The loan term is to be eighteen months.
5. The Loan Agreement calls for repayment of 90% of the principal in two payments. The first 45% of the principal is to be paid by the ninth month of the Loan Agreement and the remaining 45% is to be paid by the eighteenth month.
6. Investor A received the monthly revenue payments for October, November, and December of 2022, as well as for January and February of 2023.

7. Investor A did not receive any further payments as required by the Loan Agreement.

8. Investor A is currently owed \$172,000.

9. On November 25, 2022, Investor B entered into a Loan Agreement for the principal sum of \$80,000. The Loan Agreement executed by Coffey had identical terms to that signed by Investor A.

10. The Loan Agreements are not, and have never been, registered under the Act.

11. Modern Investments Group, LLC, is in default on Investor A's and Investor B's Loan Agreements.

To the extent any of these Findings of Fact are more properly characterized as Conclusions of Law, they should be so considered.

Conclusions of Law

1. The Loan Agreements are securities as defined by Section 1-102 of the Act.

2. Respondents offered and/or sold unregistered securities in the state of Oklahoma, in violation of Section 1-301 of the Act.

3. Coffey transacted business as an agent in this state without the benefit of registration under the Act, in violation of Section 1-402 of the Act.

4. Modern Investments Group, LLC, is an issuer that associated with an unregistered agent who transacted business in this state on its behalf, in violation of Section 1-402 of the Act.

5. Respondents made untrue statements of material fact and/or omitted to state material facts necessary in order to make the statements made, in light of the circumstances under which they were made, not misleading, in connection with the offer and/or sale of securities, in violation of Section 1-501 of the Act.

6. The Administrator has the authority to issue an order directing Respondents to cease and desist from engaging in a violation of the Act.

7. It is in the public interest to order Respondents to cease and desist from violating the Act.

To the extent that any of these Conclusions of Law are more properly characterized as Findings of Fact, they should be so considered.

Final Order

IT IS HEREBY ORDERED (1) that Respondents cease and desist offering and/or selling unregistered securities and making untrue statements of material fact and/or omitting material facts in connection with the offer and/or sale of securities; (2) that Coffey cease and desist transacting business in this state as an unregistered agent; and (3) that Modern Investments Group, LLC, cease and desist associating with unregistered agents who transact business in this state on its behalf.

Witness my Hand and the official seal of the Oklahoma Department of Securities this 30th day of January 2024.

(SEAL)



MELANIE HALL, ADMINISTRATOR OF THE
OKLAHOMA DEPARTMENT OF SECURITIES

CERTIFICATE OF MAILING

The undersigned hereby certifies that on the 30th day of January, 2024, a true and correct copy of the above and foregoing *Final Order to Cease and Desist* was mailed, by certified mail, return receipt requested, delivery restricted, with postage prepaid thereon, addressed to:

Justin R. Williams
Matthew Taylor
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Michelle Statham, Paralegal

